

## **Chapter 14.48 Accessory Dwelling Units (ADUs).**

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### **14.48.010 Purpose.**

The purposes of the Accessory Dwelling Unit (ADU) regulations are to: implement the policy provisions of the Housing Element of the Comprehensive Plan by eliminating barriers to accessory dwelling units in single-family residential neighborhoods and provide for affordable housing; provide homeowners with a means of obtaining rental income, companionship, security and services through tenants in either the accessory dwelling unit or principal unit of the single family dwelling; protect neighborhood character and stability by ensuring ADU's are compatible with surrounding land uses.

### **14.48.020 Applicability.**

One ADU is permitted as a subordinate unit and accessory use to an existing single-family dwelling in the R4, R4.5, and R6 zones, provided that the criteria presented in this chapter are met.

### **14.48.030 Requirements.**

When ADU's are permitted as an accessory use, the following requirements shall be met:

- A. A maximum of 1 ADU shall be permitted per single-family dwelling lot;
- B. The total number of occupants in the primary unit and the ADU combined shall not exceed the maximum number established by the definition of family in DMC 14.06;
- C. The ADU may be attached to, or detached from, the primary unit and shall conform to all setback, height and lot coverage restrictions and any other standards or regulations required of single-family units in residential zones. Detached ADUs shall be subordinate in location to the primary unit and shall be located at the side or the rear of the primary unit only;
- D. Either the primary dwelling unit or the ADU shall be owner occupied by an owner of the property;
- E. ADU's shall not be subdivided or otherwise segregated in ownership from the primary dwelling unit;
- F. A detached ADU shall not exceed 800 square feet of gross floor area. An ADU will be considered to be "detached" from the principal unit if it has any of the following characteristics:
  - 1. It does not share a common roof structure with the principal unit;
  - 2. It is not integrated into the footprint of the principal unit;
  - 3. The design is inconsistent with the existing roof pitch, siding treatment and window style of the primary unit.
- G. An ADU that is part of an existing house shall not exceed 1,500 square feet of gross floor area. If an ADU occupies an entire single floor, the Director may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this chapter are met.
- H. An ADU is permitted above detached garages, or attached garages, if the ADU area is not in excess of 1,500 square feet. If an ADU occupies an entire single floor, the Director

- may allow for an increase in the allowed size of the ADU in order to efficiently use all of the floor area, so long as all other standards of this chapter are met.
- I. An ADU shall be limited to a single story, except if part of an existing unit or located above a detached garage.
  - J. One off-street parking space shall be provided for the ADU, in addition to the number of spaces required for the primary dwelling unit. Parking spaces shall be paved with materials as deemed acceptable by the Director, and may include garages, carports, driveways or other off-street areas reserved for vehicles;
  - K. The primary entrance to an attached ADU shall be located in such a manner as to be clearly secondary to the main entrance to the primary dwelling unit, and is typically located on the side or rear of the unit.
  - L. Exterior alterations or additions for the purposes of creating an ADU shall be consistent with the design of the primary dwelling unit including matching materials, colors, window style, roof pitch and existing façade;
  - M. An ADU shall be considered as part of the allowable floor area ratio and the allowable impervious surface coverage for the zone in which it is located. For example, an 8,000 square foot lot is allowed a 3,600 square foot residence; if a 3,000 square foot residence was built, an ADU would be limited to 600 square feet.
  - N. If applicable, the portion of a single-family dwelling in which an ADU is proposed shall comply with all standards for health and safety contained in all applicable codes, such as building, plumbing, electrical, mechanical, fire and health, with the exception for ceiling height requirements of the Uniform Building Code (UBC). The Building Official may waive the ceiling height requirements of this chapter if it is determined that the structure was built in compliance with past Building Code requirements. The ADU shall comply with all DMC provisions for single-family dwellings including height, setbacks, and design standards, and the ADU shall be included as part of the impervious surface and floor area limitations for a building site.

#### **14.48.040 Permitting / Recording.**

An applicant seeking to build an ADU shall apply for an ADU permit with the Building Department. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section. An applicant seeking to build an ADU shall file a notice approved by the department with the King County Department of Records and Elections that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for construction of the ADU. The required contents and form of the notice shall be set forth by the Director.

#### **14.48.045 Impact and Connection Fees.**

Impact and connection fee reductions for ADUs shall be as set out here in; however, fee reductions not specifically addressed shall be made only with the approval of the City Council or Public Works Director as appropriate:

- A. ADUs shall not be required to pay impact fees for roads and parks;
- B. ADUs, together with the primary house, having one connection to the city's sewer system, shall not be required to pay sewer connection charges or general facilities charges for the ADU connection;
- C. ADUs, together with the primary house, having one connection to the city's water system, shall not be required to pay water connection charges or general facilities charges for the ADU connection.
- D. This section supersedes any fee requirements set out in DMC 9.02 and 9.04.

**14.48.050 Elimination / Cancellation.**

Elimination or cancellation of a registered ADU may be accomplished by the owner filing a certificate with the Director for recording at the King County Department of Records, Elections and Licensing Services, stating that the ADU no longer exists on the property. Cancellation may also result from an enforcement action by the City. The ADU structure may be converted to another permitted or accessory use or permanently removed from the property.